NOTICE AND AGENDA OF REGULAR MEETING

Pursuant to the Oklahoma Open Meeting Act (25 O.S. Sec. 301, et seq.), notice is hereby given that the Board of County Commissioners, Pittsburg County, will hold a regular meeting as follows

DATE: April 28, 2025

TIME: 9:00 A.M.

PLACE: COUNTY COMMISSIONERS CONFERENCE ROOM
PITTSBURG COUNTY COURTHOUSE
115 EAST CARL ALBERT PARKWAY, ROOM 100B
MCALESTER, OKLAHOMA

*****CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO BE TAKEN ON THE FOLLOWING LISTED ITEMS ON THE AGENDA*****

AGENDA

1. CALL MEETING TO ORDER
2. ROLL CALL:

CHARLIE ROGERS	-	CHAIRMAN
ROSS SELMAN	-	VICE-CHAIRMAN
MIKE HAYNES	-	MEMBER

3. APPROVAL OF AGENDA
4. APPROVE/DISAPPROVE MEETING MINUTES
   A. Regular Meeting from April 21, 2025
5. RECOGNITION OF GUESTS/PUBLIC COMMENTS

   PERSONS ADDRESSING THE BOARD SHOULD STATE THEIR NAME AND ADDRESS FOR THE RECORD AND WILL BE LIMITED IN DURATION TO THREE (3) MINUTES. COMMENTS ARE LIMITED TO ITEMS ON THE AGENDA. ANY COMMENTS BY THE PUBLIC ON ITEMS NOT ON THE AGENDA CANNOT BE ACKNOWLEDGED OR DISCUSSED BUT CAN BE PLACED ON AN UPCOMING AGENDA FOR DISCUSSION AND POSSIBLE ACTION.

6. OFFICIALS – DEPARTMENT REPORT
   A. COUNTY CLERK
      i. Tort Claim, Jarid Cummins- District 3
      ii. Exceeded Purchase Order Report
7. FISCAL TRANSACTIONS
   A. Claims and Purchase Orders
   B. Transfers
   C. Monthly Reports
   D. Blanket Purchase Orders

E. Payroll

8. UNFINISHED BUSINESS

None.

9. AGENDA ITEMS

A. Resolution 25-261 to Cancel Purchase Order- District 3

B. Resolution 25-262 to Cancel Purchase Order- District 1

C. Resolution 25-263 to Accept Donation- Sheriff

D. Resolution 25-264 to Deposit check- District 3

E. Award/Reject Bid No. 18 Re-Advertise One (1) or more, Used Dozer(s) Option 1- Outright Purchase, Payment within 20 days of delivery Option 2-Lease Purchase with Financing Included

F. Discussion, Consideration and Possible Action to Approve Payment to Tisdal & O'Hara for professional services provided for the Scissortail Energy, PLE, Scissortail and Petrolink Litigations- Assessor

G. Discussion, Consideration and Possible Action to Approve Lease Agreement between The McIntosh County Youth & Family Resource Center, Inc., DBA Under One Roof and District 18 Juvenile Mental Health Court

H. EXECUTIVE SESSION

i. To Perform the Personnel Performance Evaluation of Brittany Sanders, 3RD Deputy, BOCC, pursuant to Oklahoma Statutes, Title 25 § 307(B)(1)

ii. To Perform the Personnel Performance Evaluation of Michelle Van Pelt, Animal Shelter Director, pursuant to Oklahoma Statutes, Title 25 § 307(B)(1)

iii. To Perform the Personnel Performance Evaluation of Jason Morris, Housekeeping, BOCC, pursuant to Oklahoma Statutes, Title 25 § 307(B)(1)

10. ROAD CROSSING PERMITS

None.

11. NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION WITH RESPECT TO ANY OTHER MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO THE POSTING OF THIS AGENDA.

12. 10:00 A.M. – PUBLIC HEARINGS
None.

13. 10:00 A.M. – BID OPENINGS

None.

14. RECESS/ADJOURNMENT

Commissioners' Assistant

PITTSBURG COUNTY COMMISSIONER
APRIL 28, 2025
MEETING MINUTES

The Board of County Commissioners, Pittsburg County, met in regular session on April 28, 2025 at 9:00 A.M., Meeting held in the County Commissioners Conference Room, after proper notice and agenda were posted indicating time and date. Agenda was posted at 8:39 A.M., April 25, 2025.

1. CALL MEETING TO ORDER: The meeting was called to order by Vice-Chairman Selman.

2. ROLL CALL: Roll was called.

Charlie Rogers	Absent
Ross Selman	Present
Mike Haynes	Present

3. APPROVAL OF AGENDA: Haynes made a motion to approve the agenda; seconded by Selman.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

4. APPROVE/DISAPPROVE MINUTES FROM:

A. REGULAR MEETING APRIL 21, 2025: The minutes from the previous meeting, April 21, 2025 regular meeting were read. Haynes made a motion to approve the minutes; seconded by Selman.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

5. RECOGNITION OF GUESTS/PUBLIC COMMENTS: None.

6. OFFICIALS – DEPARTMENT REPORTS:

A. COUNTY CLERK:

i. TORT CLAIM, JARID CUMMINS – DISTRICT 3: The board reviewed the tort claim.

ii. EXCEEDED PURCHASE ORDER REPORT: Rogers read the exceeded blanket purchase order report.

7. FISCAL TRANSACTIONS:

A. CLAIMS AND PURCHASE ORDERS: Selman made a motion to approve the purchase orders for payment after review and signature; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

B. TRANFERS: Selman made a motion to approve all transfers; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

C. MONTHLY REPORTS: None.

D. BLANKET PURCHASE ORDERS:

DEPT	PO	AMOUNT	VENDOR
Ashland Fire	9492	$ 168.00	Prokill
Blue Fire	9493	$ 1,000.00	Titus Snow
District Attorney	9494	$ 1,000.00	Comdata
Haileyville Fire	9495	$ 90.00	Prokill
District Attorney	9496	$ 700.00	Comdata
High Hill Fire	9497	$ 1,000.00	Comdata
Shady Grove Fire	9498	$ 1,000.00	Comdata
Sam's Point Fire	9499	$ 1,000.00	Comdata
Alderson Fire	9500	$ 1,000.00	Comdata
Blanco Fire	9501	$ 1,000.00	Comdata
Haileyville Fire	9502	$ 1,000.00	Comdata
Indianola Fire	9503	$ 1,000.00	Comdata
Canadian Fire	9504	$ 1,000.00	Comdata
Highway 9 Fire	9505	$ 75.00	Rural Water #1
Visual Inspection	9506	$ 700.00	Comdata
Haywood/Arpelar Fire	9507	$ 1,000.00	Comdata
Tannehill Fire	9508	$ 1,000.00	Comdata
District 3	9510	$ 2,000.00	Kiamichi Automotive
Jail	9511	$ 2,500.00	The Bank NA
Jail	9512	$ 200.00	Walmart
Jail	9513	$ 500.00	O'Reilly's
Jail	9514	$ 1,000.00	Caring Hands
Jail	9515	$ 2,000.00	Dr Christopher Beene
District 2	9517	$ 3,000.00	Parrott Trucking
District 2	9518	$ 7,500.00	Michael A Price

DEPT	PO	AMOUNT	VENDOR
Jail	9519	$ 250.00	Cintas 1st Aid
Jail	9520	$ 2,500.00	Comdata
Jail	9521	$ 500.00	Walmart
Jail	9522	$ 800.00	Dept Public Safety
Jail	9523	$ 800.00	Pepsi Cola
Jail	9524	$ 800.00	Holman's Fast Lube
Jail	9525	$ 500.00	Jet Tire
Sheriff	9526	$ 1,000.00	T&W Tire
Emergency Mgmt	9527	$ 1,000.00	Johnny's Market
Emergency Mgmt	9528	$ 2,000.00	Comdata
Emergency Mgmt	9529	$ 212.00	Prokill
Sheriff	9530	$15,000.00	Comdata
District 1	9531	$30,000.00	Rush Truck

Selman made a motion to approve the blanket purchase orders; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

E. PAYROLL: Selman made a motion to approve the month-end payroll; seconded by Haynes.

AYE: Charlie Rogers
Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

8. UNFINISHED BUSINESS:

A. AWARD/REJECT BID NO. 17 ONE (1), 2024 OR NEWER WILDLAND UTV: Rogers read a letter from Bugtussle Fir Department request that the bid awarded to Vicars Motorsports as the other bidders did not meet bid specifications. Rogers made a motion to award the bid to Vicars Motorsports; seconded by Haynes.

AYE: Charlie Rogers
Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

9. AGENDA ITEMS:

A. RESOLUTION 25-261 TO CANCEL PURCHASE ORDER – DISTRICT 3: Selman read the resolution stating purchase orders 9224 and 9327. Selman made a motion to cancel the purchase orders; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

B. RESOLUTION 25-262 TO CANCEL PURCHASE ORDER – DISTRICT 1: Selman read the resolution stating purchase orders 9219. Selman made a motion to cancel the purchase order; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

C. RESOLUTION 25-263 TO ACCEPT DONATION - SHERIFF: Selman read the resolution. Selman made a motion to accept the donation; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

D. RESOLUTION 25-264 TO DEPOSIT CHECK – DISTRICT 3: Selman read the resolution. Selman made a motion to approve the resolution; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

E. AWARD/REJECT BID NO. 18 RE-ADVERTISE ONE (1) OR MORE, USED DOZER(S) OPTION 1 – OUTRIGHT PURCHASE, PAYMENT WITHIN 20 DAYS OF DELIVERY OPETION 2 – LEASE PURCHASE WITH FINANCING INCLUDED: Selman read a letter from District 2 Commissioner accepting the from Yellowhouse in the amount of $267,782.33 as the best bid. Selman made a motion to award the bid to Yellowhouse for District 2; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

F. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT TO TISDAL & O'HARA FOR PROFESSIONAL SERVICES PROVIDED FOR THE SCISSORTAIL ENERGY, PLE, AND PETROLINK LITIGATIONS – ASSESSOR: Selman stated the invoice is in the amount of $9,282.50. Selman made a motion to approve the payment; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

G. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE LEASE AGREEMENT BETWEEN THE MCINTOSH COUNTY YOUTH & FAMILY RESOURCECENTER, INC., DBA UNDER ONE ROOF AND DISTRICT 18 JUVENILE MENTAL HEALTH COURT: Selman stated the lease is in the amount of $300.00 a month. Selman made a motion to approve the lease agreement; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

The board moved down the agenda to item 10.

10. ROAD CROSSING PERMITS: None.

11. NEW BUSINESS:

CONSIDERATION AND POSSIBLE ACXTION WITH RESPPECT TO ANY OTHER MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO THE POSTING OF THIS AGENDA: None.

12. 10:00 A.M. – PUBLIC HEARINGS: None.

13. 10:00 A.M. – BID OPENINGS: None.

The board moved back up the agenda to item 9H.

9. AGENDA ITEMS:

H. EXECUTIVE SESSION:

i. TO PERFORM THE PERSONNEL PERFORMANCE EVALUATION OF BRITTANY SANDERS, 3RD DEPUTY, BOCC, PURSUANT TO OKLAHOMA STATUTES, TITLE 25 § 307(B)(1):

ii. TO PERFORM THE PERSONNEL PERFORMANCE EVALUATION OF MICHELLE VAN PELT, ANIMAL SHELTER DIRECTOR, PURSUANT TO OKLAHOMA STATUTES, TITLE 25 § 307(B)(1):

iii. TO PERFORM THE PERSONNEL PERFORMANCE EVALUATION OF JASON MORRIS, HOUSEKEEPING, BOCC, PURSUANT TO OKLAHOMA STATUTES, TITLE 25 § 307(B)(1):

Selman made a motion to go into executive session; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed.

1. CALL MEETING TO ORDER: The meeting was called to back to order in regular session by Vice-Chairman Selman.

2. ROLL CALL: Roll was called.

Charlie Rogers	Absent
Ross Selman	Present
Mike Haynes	Present

14. RECESS/ADJOURNMENT: There being no further business brought before the board; Selman made a motion to sign all approved claims and adjourn; seconded by Haynes.

AYE: Ross Selman
Mike Haynes

NAY: None.

Motion Passed. Meeting Adjourned.

Purchase Orders By Account

Fiscal Year : 2024-2025

Date Range: 04/28/2025 to 04/28/2025

PO	Warrant No.	Vendor Name	Purpose		Amount
Animal Shelter					
1316-1-8020-1222					
009391	000545	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 350.00
			Total:	**$ 350.00**	
1316-1-8020-2005					
009413	000546	STANDARD MACHINE & WELDING	WATER HOSE PARTS		$ 24.58
009415	000547	UNITED PACKAGING & SHIPPING	SHIPPING		$ 29.95
009430	000548	CENTER, EWELL	VET SERVICES		$ 700.00
009457	000549	UNITED PACKAGING & SHIPPING	SHIPPING		$ 29.95
			Total:	**$ 784.48**	
ARPA 2021					
1566-1-2000-4110					
005751	000011	BAILEY LITTLE CONSTRUCTION	BUILDING REPAIR		$ 11,500.00
			Total:	**$ 11,500.00**	
Econ Dev Trust					
7603-4-0500-2005					
009353	000453	ACC BUSINESS	MONTHLY INTERNET SE		$ 613.64
009356	000454	LINGO COMMUNICATIONS	MONTHLY SERVICE		$ 183.12
009371	000455	FIFTH QUARTER PRINTING AND EMBR	BANNERS		$ 410.00
			Total:	**$ 1,206.76**	
Emergency Mgmt					
1212-2-2700-2005					
007412	000248	EE/HPI2 LLC	UNIFORM PATCHES		$ 1,418.70
009235	000249	ORION SECURITY SOLUTIONS	SOFTWARE UPDATE		$ 458.00
009411	000250	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE		$ 57.53
009412	000251	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE		$ 11.99
			Total:	**$ 1,946.22**	

PO	Warrant No.	Vendor Name	Purpose		Amount
General					
0001-1-0600-2005					
009408	003737	MILLER OFFICE EQUIPMENT	COPIER MAINTENANCE		$ 30.00
009488	003738	CANON FINANCIAL SERVICES	COPIER LEASE		$ 174.00
			Total:	**$ 204.00**	
0001-1-0800-2005					
004436	003739	KELLPRO SOFTWARE & TECHNOLOG	EMAIL SERVICES		$ 564.00
			Total:	**$ 564.00**	
0001-1-1000-2005					
007244	003740	STAPLES	OFFICE SUPPLIES		$ 996.43
007488	003741	STAPLES	TONER CARTRIDGES		$ 606.38
007739	003742	MIDWEST PRINTING	ENVELOPES		$ 1,085.02
009117	003743	STAPLES ADVANTAGE	OFFICE SUPPLIES		$ 280.03
009427	003744	PITNEY BOWES BANK INC RESERVE A	POSTAGE		$ 1,000.00
			Total:	**$ 3,967.86**	
0001-1-1600-2005					
009395	003745	CANON FINANCIAL SERVICES	COPIER LEASE		$ 210.00
			Total:	**$ 210.00**	
0001-1-1700-1222					
009379	003746	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 630.00
			Total:	**$ 630.00**	
0001-1-1700-2005					
009123	003747	DUNN COUNTRY CHEVROLET	TRUCK REPAIR		$ 229.08
			Total:	**$ 229.08**	
0001-1-2000-2011					
009394	003748	MCALESTER REGIONAL HEALTH CEN	INMATE MEDICAL		$ 13,608.55
			Total:	**$ 13,608.55**	
0001-1-2200-2005					
009449	003749	JOHNNYS A STREET MARKET	BOTTLED WATER		$ 69.90
			Total:	**$ 69.90**	
0001-1-2300-1222					
009380	003750	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 4,480.00
			Total:	**$ 4,480.00**	

PO	Warrant No.	Vendor Name	Purpose		Amount
General					
0001-1-3300-2005					
008653	003751	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES		$ 1,829.51
009321	003752	THE GARLAND CO INC	SEALANT ETC		$ 329.59
009362	003753	UNIFIRST CORP.	FLOOR MATS AND ETC		$ 29.53
009368	003754	COMPTON ELECTRIC LLC	ELECTRICAL WORK		$ 175.41
009420	003755	PITSTOP LOCK & SAFE	LOCK REPAIR		$ 75.00
009428	003756	CITY OF MCALESTER	MONTHLY SERVICE		$ 124.25
			Total:	**$ 2,563.29**	
0001-4-0500-1310					
009429	003757	STACEY, SHANNON D.	TRAVEL		$ 102.00
009433	003758	MARTIN, TONI	TRAVEL		$ 346.62
			Total:	**$ 448.62**	
0001-4-0500-2005					
008766	003759	STAPLES ADVANTAGE	FIREPROOF SAFE		$ 907.49
			Total:	**$ 907.49**	
0001-5-0900-2005					
009286	003760	KELLEY ASPHALT & STRIPING	STRIPING PARKING LOT		$ 6,300.00
009486	003761	ALERT 360	SECURITY MONITORING		$ 34.55
			Total:	**$ 6,334.55**	
Health					
1216-3-5000-2005					
003779	000336	C R MOWING	LAWN CARE		$ 250.00
008723	000337	GLAXOSMITHKLINE LLC	VACCINE		$ 1,032.88
008768	000338	WITTKOPF, SHELLY	CONTRACT SERVICES		$ 1,428.00
009116	000339	BRIGGS PRINTING	FORMS		$ 137.00
009237	000340	BEMAC SUPPLY	A/C REPAIR		$ 172.70
009271	000341	T.H. ROGERS	SEALANT ETC		$ 283.13
009312	000342	OUHSC-DEPARTMENT OF PEDIATRICS	PROGRAM SUPPLIES		$ 590.00
009426	000343	BEMAC SUPPLY	PULLEY		$ 45.00
009451	000344	VIP VOICE SERVICES LLC	MONTHLY SERVICE		$ 3,544.85
			Total:	**$ 7,483.56**	
Highway					
1102-6-4000-1222					
009381	002536	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 140.00

PO	Warrant No.	Vendor Name	Purpose		Amount
Highway					
1102-6-4000-1222					
			Total:	**$ 140.00**	
1102-6-4100-1222					
009382	002537	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 1,820.00
			Total:	**$ 1,820.00**	
1102-6-4200-1222					
009383	002538	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 1,890.00
			Total:	**$ 1,890.00**	
1102-6-4200-2005					
009029	002539	S&S AUTO GLASS	INSTALL WINDSHEILD		$ 669.53
			Total:	**$ 669.53**	
1102-6-4200-4110					
008261	002540	KC FARM MACHINERY INC.	VEHICLE PURCHASE		$ 15,000.00
			Total:	**$ 15,000.00**	
1102-6-4300-1222					
009384	002541	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 1,750.00
			Total:	**$ 1,750.00**	
1102-6-4300-1310					
009403	002542	SELMAN, WILLIAM R.	TRAVEL		$ 290.00
			Total:	**$ 290.00**	
1102-6-6520-2005					
009296	002543	TWIN CITIES READY MIX	CONCRETE		$ 900.00
			Total:	**$ 900.00**	
Hwy-ST					
1313-6-8040-2005					
007189	002295	MUSKOGEE SAND COMPANY INC	CLASS A SAND		$ 5,294.85
009028	002296	DOLESE	#4 SCREENINGS		$ 6,090.99
009208	002297	ASPHALT & FUEL SUPPLY	ROAD OIL		$ 13,641.60
009421	002298	ATWOODS	WEED KILLER ETC		$ 429.41
			Total:	**$ 25,456.85**	

PO	Warrant No.	Vendor Name	Purpose	Amount
Hwy-ST				
1313-6-8041-2005				
008935	002299	DOLESE	1 1/2" CRUSHER RUN	$ 6,018.50
008994	002300	STIGLER STONE	1 1/2" ODOT BASE TYPE	$ 6,854.63
009060	002301	KC FARM MACHINERY INC.	PLASTIC PIPE	$ 10,224.29
009061	002302	CUSTOM PRODUCTS CORPORATION	SIGNS	$ 5,042.98
009118	002303	RAM PRODUCTS CHEMICALS & HIGH	BUSHINGS ETC	$ 48.52
009306	002304	WARREN POWER & MACHINERY INC.	FAN INSTALLATION	$ 1,150.29
009358	002305	PREMIER TRUCK GROUP	U JOINTS ETC	$ 477.59
009398	002306	KIRBY SMITH INC.	RELAYS	$ 4,031.08
009409	002307	RAM INC	FUEL	$ 5,851.66
009422	002308	DEFRANGE AUTO	BUMPER ETC.	$ 1,675.00
009463	002309	OTA PLATEPAY	TOLL CHARGES	$ 29.84
009466	002310	PREMIER TRUCK GROUP	TIRE REPAIR	$ 150.00
			Total:	**$ 41,554.38**
1313-6-8042-2005				
009351	002311	PARROTT TRUCKING	CONTRACT HAULING	$ 1,305.00
009369	002312	ADAMS TRUE VALUE	CHAINSAW CHAINS	$ 140.00
009399	002313	STANDARD MACHINE & WELDING	HOSE & FITTINGS	$ 70.86
009431	002314	ADAMS TRUE VALUE	BALL VALVES	$ 60.00
009432	002315	STANDARD MACHINE & WELDING	HOSE & FITTINGS	$ 110.69
009450	002316	MILLER GLASS CO.	INSTALL WINDSHEILD	$ 250.00
009465	002317	MCELROY, JILL E.	CONTRACT LABOR	$ 350.00
009484	002318	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	$ 313.88
009485	002319	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	$ 49.91
			Total:	**$ 2,650.34**
1313-6-8043-2005				
005849	002320	T & W TIRE	TIRES & SERVICES	$ 829.80
007297	002321	UNIFIRST FIRST AID CORP	FIRST AID SUPPLIES	$ 102.63
007597	002322	UNIFIRST CORP.	UNIFORM MAINTENANCE	$ 942.54
008785	002323	YELLOW HOUSE MACHINE	HYDRAULIC OIL ETC	$ 165.65
008883	002324	CUSTOM PRODUCTS CORPORATION	SIGNS ETC.	$ 3,873.22
009074	002325	DOLESE	1 1/2" CRUSHER RUN	$ 5,986.69
009081	002326	WELDON PARTS INC.	HUB CAPS	$ 169.20
009091	002327	FLEET PRIDE	FILTERS ETC	$ 471.79
009225	002328	UNIFIRST CORP.	UNIFORM MAINTENANCE	$ 263.91
009230	002329	DOWLESS SERVICE CO., LLC	FLAT REPAIR	$ 261.00
009242	002330	RAM INC	FUEL	$ 3,635.54
009252	002331	DOLESE	1 1/2" CRUSHER RUN	$ 5,913.55
009260	002332	FLEET PRIDE	WHEELS ETC.	$ 2,714.06
009261	002333	WELDON PARTS INC.	MUD FLAPS	$ 49.49
009294	002334	LOWES	MOPS ETC.	$ 56.47
009309	002335	YELLOW HOUSE MACHINE	WINDOW	$ 422.04

PO	Warrant No.	Vendor Name	Purpose	Amount
Hwy-ST				
1313-6-8043-2005				
009310	002336	LOWES	MAILBOX	$ 34.45
009311	002337	YELLOW HOUSE MACHINE	BOLTS	$ 83.04
009315	002338	PEPSI-COLA BOTTLING CO.	BOTTLED WATER	$ 459.48
009345	002339	BRINKLEY AUCTIONS INC.	TIRES	$ 3,000.00
009349	002340	DOLESE	1 1/2" CRUSHER RUN	$ 5,953.29
009354	002341	CANON FINANCIAL SERVICES	COPIER LEASE	$ 102.00
009378	002342	DISCOUNT STEEL	FLAT STRAP	$ 33.00
009418	002343	UNIFIRST CORP.	JANITORIAL SUPPLIES	$ 87.24
			Total: $ 35,610.08	
1313-6-8043-4110				
008160	002344	TRAILQUIP PLUS LLC	TRUCK BEDS	$ 12,935.00
			Total: $ 12,935.00	
Jail-ST				
1315-2-8034-1222				
009390	000721	AIR MED CARE NETWORK	MEMBERSHIP DUES	$ 1,400.00
			Total: $ 1,400.00	
1315-2-8034-2011				
009461	000722	MCALESTER REGIONAL HEALTH CEN	INMATE MEDICAL	$ 936.00
009462	000723	MCALESTER REGIONAL HEALTH CEN	INMATE MEDICAL	$ 387.00
			Total: $ 1,323.00	
ML Fee				
1208-1-1000-1110				
009385	000106	AIR MED CARE NETWORK	MEMBERSHIP DUES	$ 70.00
			Total: $ 70.00	
REAP				
1425-2-8216-4325				
007334	000003	TECH RESQ	FIRE DEPT SUPPLIES	$ 1,258.17
007620	000004	W S DARLEY	EQUIPMENT PURCHASE	$ 6,017.55
			Total: $ 7,275.72	

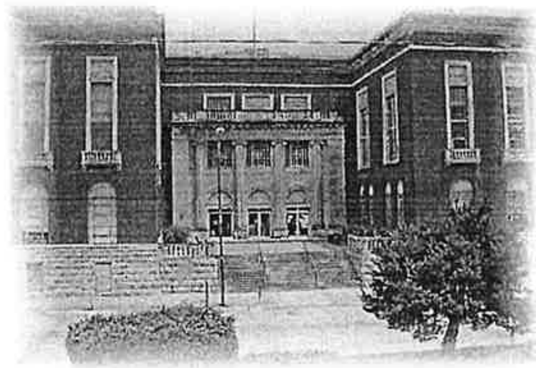
PO	Warrant No.	Vendor Name	Purpose		Amount
RM&P					
1209-1-1000-1110					
009386	000089	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 70.00
			Total:	**$ 70.00**	
Rural Fire-ST					
1321-2-8202-4110					
002962	000992	CARDIO PARTNERS	AED		$ 2,516.89
007413	000993	WAV 11	IPAD		$ 2,450.00
			Total:	**$ 4,966.89**	
1321-2-8204-2005					
009372	000994	KIAMICHI ELECTRIC COOP.	MONTHLY SERVICE		$ 220.55
009373	000995	W.E. ALLFORD PROPANE	PROPANE		$ 1,462.80
			Total:	**$ 1,683.35**	
1321-2-8205-2005					
009419	000996	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE		$ 202.53
			Total:	**$ 202.53**	
1321-2-8206-2005					
009277	000997	STANDARD MACHINE & WELDING	FABRICATION		$ 1,370.00
			Total:	**$ 1,370.00**	
1321-2-8214-2005					
001833	000998	KIAMICHI TECHNOLOGY CENTER	CPR TRAINING		$ 275.00
002360	000999	FIFTH QUARTER PRINTING AND EMBR	UNIFORM SHIRTS & HAT		$ 2,027.72
006784	001000	COMDATA	FUEL		$ 176.51
007657	001001	COMDATA	FUEL		$ 878.09
008623	001002	REPUBLIC SERVICES #375	MONTHLY SERVICE		$ 227.38
009482	001003	COMPLIANCE RESOURCE GROUP	DRUG TESTING		$ 39.00
009483	001004	CLEARFLY	MONTHLY SERVICE		$ 51.04
			Total:	**$ 3,674.74**	
1321-2-8217-2005					
008656	001005	LONGTOWN RW&S DIST. #1	MONTHLY SERVICE		$ 40.00
			Total:	**$ 40.00**	
1321-2-8218-2005					
009361	001006	COMPLIANCE RESOURCE GROUP	DRUG TESTING		$ 39.00

PO	Warrant No.	Vendor Name	Purpose	Amount
Rural Fire-ST				
1321-2-8218-2005				
			Total: **$ 39.00**	
1321-2-8221-2005				
008721	001007	DAVENPORT FIRE EQUIPMENT SALES	FLOW TESTER	$ 1,540.00
			Total: **$ 1,540.00**	
1321-2-8225-4110				
008829	001008	VICARS POWERSPORTS	UTV	$ 24,000.00
			Total: **$ 24,000.00**	
SH Commissary				
1223-2-0400-2005				
008689	000213	CUSTOM TECHNOLOGIES LLC	INHOUSE COMMISSARY	$ 2,997.49
009245	000214	COMMISSARY EXPRESS	COMMISSARY PRODUCT	$ 2,806.36
009322	000215	BANCFIRST	COMMISSARY CHECKS	$ 226.20
009367	000216	COMMISSARY EXPRESS	KIOSK FEES	$ 71.50
			Total: **$ 6,101.55**	
SH Svc Fee				
1226-2-0400-1110				
009387	001652	AIR MED CARE NETWORK	MEMBERSHIP DUES	$ 280.00
			Total: **$ 280.00**	
1226-2-0400-2012				
006015	001653	BEN E. KEITH OKLAHOMA	INMATE GROCERIES	$ 8,007.96
009293	001654	BEN E. KEITH OKLAHOMA	INMATE GROCERIES	$ 7,687.23
			Total: **$ 15,695.19**	
1226-2-3400-1110				
009388	001655	AIR MED CARE NETWORK	MEMBERSHIP DUES	$ 770.00
			Total: **$ 770.00**	
1226-2-3400-2005				
002703	001656	ROE TACTICAL	NAME PLATES	$ 266.71
002843	001657	GUARDIAN RFID	ID CARDS	$ 637.85
005361	001658	BEN E. KEITH OKLAHOMA	KITCHEN EQUIPMENT	$ 270.39
007319	001659	BEMAC SUPPLY	LIGHT PARTS	$ 2,775.00

PO	Warrant No.	Vendor Name	Purpose		Amount
SH Svc Fee					
1226-2-3400-2005					
007782	001660	BLACK CREEK INTEGRATED SYSTEMS	MAINTENANCE SUPPLIE		$ 235.00
008681	001661	THE BANK N.A.	TRAVEL		$ 328.57
008803	001662	CHARM TEX INC	MATTRESSES		$ 1,966.40
008804	001663	GALLS LLC	UNIFORMS ETC		$ 3,401.48
008960	001664	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES		$ 1,312.65
009330	001665	BOB BARKER COMPANY	JAIL KITCHEN SUPPLIES		$ 395.52
009331	001666	BOB BARKER COMPANY	DRUG TESTING SUPPLIE		$ 493.82
009348	001667	BEMAC SUPPLY	JAIL MAINTENANCE SUP		$ 27.12
009364	001668	STERICYCLE INC	BIO HAZARD WASTE RE		$ 114.61
009404	001669	BARLOW BUILT PERFORMANCE	A/C COMPRESSOR ETC		$ 801.97
009405	001670	AT&T MOBILITY	MONTHLY SERVICE		$ 1,081.08
009406	001671	AT&T MOBILITY	MONTHLY SERVICE		$ 1,769.75
009407	001672	GALLS LLC	UNIFORMS ETC		$ 701.00
009437	001673	BARLOW BUILT PERFORMANCE	AUTO REPAIR		$ 430.00
009438	001674	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES		$ 1,501.36
009445	001675	JAMESCO ENTERPRISES LLC	JAIL JANITORIAL SUPPLI		$ 950.13
009446	001676	ASSURED FIRE SAFETY	FIRE EXTINGUISHERS		$ 870.00
009489	001677	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE		$ 65.18
			Total:	**$ 20,395.59**	
1226-2-3400-2011					
009464	001678	MCALESTER REGIONAL HEALTH CEN	INMATE MEDICAL		$ 2,670.24
			Total:	**$ 2,670.24**	
1226-2-3400-2030					
009363	001679	COMMISSARY EXPRESS	DEBIT PHONE TIME FEE		$ 160.00
			Total:	**$ 160.00**	
1226-2-3500-1110					
009389	001680	AIR MED CARE NETWORK	MEMBERSHIP DUES		$ 70.00
			Total:	**$ 70.00**	
			Grand Total:	**$ 291,952.34**	

PITTSBURG COUNTY
CLERK'S OFFICE

DEPUTIES
BOBBI HARTSFIELD
MONICA SENNETT
VIRGINIA O'DELL
GLADYS BLANSETT



DEPUTIES
LAUREN GUTHRIE
MIRANDA BEDFORD
SYDNEY TARRON
JEREMY KENNEDY
BLAKE WILLIAMSON

HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY COURTHOUSE, ROOM 103
P.O. BOX 3304
MCALESTER, OK 74502
OFFICE 918-423-6865 FAX 918-423-7304

Exceeded Purchase Order: As of April 28TH, 2025.

PO #	AMOUNT	EXCEEDED AMOUNT	VENDOR	FUND	DEPARTMENT
7980	$30.00	$1.06	AIRGAS	SH SVC FEE	SHERIFF'S OFFICE

Hope Trammell
Pittsburg County Clerk

RESOLUTION
25-261

The Board of County Commissioners, Pittsburg County, met in regular session on Monday, April 28, 2025.

WHEREAS, Pittsburg County District 3, issued the following purchase order:

9224, issued on April 14, 2025 to Yellow House Machine in the amount of $128.61 for Shock Absorber

9327, issued on April 17, 2025 to Brinkley Auctions Inc. in the amount of $60,000.00 for Equipment Purchase

WHEREAS, the above-mentioned Purchase Order was not used and, therefore no longer needed, and should be canceled.

THEREFORE, BE IT RESOLVED, the Board of County Commissioners, Pittsburg County, do hereby cancel Purchase Order 9224 & 9327 for FY 2024-2025

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:

CHAIRMAN ____________________

VICE-CHAIRMAN Ron Selm

MEMBER Mike Hayes

HOPE TRAMMELL - CO. CLERK PITTSBURG COUNTY

COUNTY CLERK Hope Trammell

RESOLUTION
25-262

The Board of County Commissioners, Pittsburg County, met in regular session on Monday, April 28, 2025.

WHEREAS, Pittsburg County District 1, issued the following purchase order:

> 9219, issued on April 14, 2025 to Rush Truck Center in the amount of $15,000 for an Engine Repair

WHEREAS, the above-mentioned Purchase Order was not used and, therefore no longer needed, and should be canceled.

THEREFORE, BE IT RESOLVED, the Board of County Commissioners, Pittsburg County, do hereby cancel Purchase Order 9219 for FY 2024-2025

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:

CHAIRMAN ______________________

VICE-CHAIRMAN ______________________

MEMBER ______________________

COUNTY CLERK ______________________

HOPE TRAMMELL - CO. CLERK PITTSBURG COUNTY

INSURANCE INFORMATION:

1. Have you filed a claim with your insurance company for these damages? Yes ___ No X

2. Do you expect to be compensated for your damages from your insurance company? Yes ___ No X

3. If you have received payment from your insurance company what was the amount received $ X

4. What is your deductible amount? X

MEDICARE/MEDICAID INFORMATION:

1. Are you currently receiving Medicare? Yes ___ No ___ N/A

2. Has any medical bill incurred as a result of this accident been paid by Medicare/Medicaid? Yes ___ No X

3. If so, please list your Medicare/Medicaid file number: X

I understand that the Medicare/Medicaid information requested is to accurately coordinate benefits with Medicare/Medicaid and to meet its mandatory reporting obligations under the Medicare Secondary Payer Act 42 U.S, C, Section # 1395Y.

Medicare/Medicaid Beneficiary Name (Please Print)	Medicare/Medicaid Beneficiary Name (Signiture)

BODILY INJURY:

List all injuries that you incurred as a result of the above described accident along with the total cost of medical expenses you have incurred to date along with any anticipated future medical expenses and or lost wages you may incur:

X

Were you on the job at the time of the accident/injury? Yes ___ No X

If you were on the job please list the name/address of your employer: X

PROPERTY DAMAGE:

Pease outline all property related damages that you incurred as a result of this accident along with attaching copies of any paid repair bills and estimates for the cost of all repairs:

Rock Went through the Wall of my Garage

FILED

APR 23 2025

TIME 12:05 AM/PM
HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY
BY Jn DEPUTY

NOTICE OF TORT CLAIM

A. **CLAIMANT REPORT TO :** Pittsburg
(Name of county you are filing claim against.)

IMPORTANT NOTICE: The filing of this notice in the County Clerk's office is only the initial step in the claim process and does not indicate in any manner the acceptance of responsibility by the County and or its related entities. Written notice is required by law and shall be filed with the County Clerk within one (1) year from the date of occurrence. It will then be sent to the County Claims of Oklahoma Claims Department located at 429 N.E. 50th Street in Oklahoma City, Oklahoma (Ph # 800-982-6212) for further investigation. Failure to file your claim within such time frame may result in the claim being barred in its entirety. Other limitations to your claim may also apply (See Oklahoma Statues. Title # 51. Section 151-172).

CLAIMANT(S) INFORMATION: ***(Each person making a claim must file a separate notice of tort claim)***

Last Name: CummINGS **First Name:** SARAH **Middle Initial:** K

Address: 337 Pyle mnt Rd **City:** McAlester **State:** OK **Zip Code:** 74501

Home Phone: 918)689-6594 **Cell Phone:** ______ **Email Address:** JaridCummings1@yahoo

Date/Time of Accident: June 26 2024 **at** ______ **A.M. / P.M.**

Location of Accident: 337 pyle mnt Rd McAlester OK 74501

Description of Accident:

County Brushog hit a Rock and a chunk Went through my Garage Wall

Please identify any witnesses to the accident along with their respective addresses and or phone numbers if available.

1. Jarid Cummings (918) 689-6594
2. Larry Cummings (918) 689-8808 - "Hard of hearing"
3.

PERSONAL PROPERTY DAMAGE:

List all personal items that were damaged in the above described accident along with the age of the item along with the original cost. Also, include the costs to repair and or replace the items you have listed. Attach all receipts and or estimates to verify the amounts claimed along with any photograph's you may have of the damaged personal property.

		Amount Claimed
1.	Remove All Electric and put Back	$ 2,300
2.	Remove and Replace Drywall & Spray Foam	$ 1,000
3.		$
4.		$
	TOTAL AMOUNT CLAIMED	$ 3,300

Signature of Claimant

original
July 8, 2024
Date
April 21, 2025

RESOLUTION
25-264

The Board of County Commissioners, Pittsburg County, met in regular session on Monday, April 28, 2025.

WHEREAS, Pittsburg County District 3 has been issued a check from Unifirst Holdings Inc. in the amount of $124.90 for overpayment on uniform maintenance. The check is to be deposited into the following account.

FUND	ACCOUNT	AMOUNT
Highway Sales Tax M&O	1313-6-8043-2005	$124.90

WHEREAS, Pittsburg County District 3 requests that the Board of County Commissioners approve this transaction of the deposit into the respective account.

THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, Pittsburg County, do hereby approve the deposit of $124.90 from Unifirst Holdings, Inc.

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:

CHAIRMAN ____________________

VICE-CHAIRMAN Ron Selman

MEMBER Jack Hayes

COUNTY CLERK Hope Trammell

HOPE TRAMMELL - CO. CLERK PITTSBURG COUNTY

UniFirst

UniFirst
Attention: AP
68 Jonspin Rd.
Wilmington, MA 01887

RETURN SERVICE REQUESTED

Check No.	1126252
Check Date	04/10/2025
Check Amount	$124.90

US-007140 0001 0001 002253
PITTSBURG COUNTY
115 E CARL ALBERT PKWY STE 100
MCALESTER OK 74501-5171

Invoice Date	Invoice Number	Voucher ID	Gross Amount	Discount Amount	Net Amount
03/24/2025	REFUND1800576	01277629	$124.90		$124.90
		TOTAL			$124.90

PLEASE FOLD ON PERFORATION AND DETACH HERE

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

UNIFIRST HOLDINGS, INC.
68 JONSPIN ROAD
WILMINGTON, MA 01887

UniFirst

1126252
April 10, 2025
52-153/112
VOID AFTER 180 DAYS

Amount: **One Hundred Twenty-Four dollars and 90 cents**

$124.90

Pay to the order of PITTSBURG COUNTY

Bank of America N.A.
South Portland, ME

AUTHORIZED SIGNATURE

⑈0001126252⑈ ⑆011201539⑆ 000080072302⑈

CAROL A PAINTER
PHONE 918-850-6878
2773 ULAN RD
MCALESTER, OK 74501

1077
86-25/1031

4-15-25 DATE

PAY TO THE ORDER OF Pittsburg County Sheriff $ 100 00

One hundred and 100 — DOLLARS

THE BANK N.A.
SECOND AND CARL ALBERT PARKWAY
McALESTER, OKLAHOMA 74502

FOR Tannehill Cemetery Mowing Maintenance

Carol Painter

⑆103100250⑆1077 ⑈010214682⑈

RESOLUTION
25-263

The Board of County Commissioners, Pittsburg County, met in regular session on Monday, April 28, 2025.

WHEREAS, the Pittsburg County Sheriff has received a donation from Carol Painter for Tannehill Cemetery to be used for the mowing and upkeep of the rural cemeteries in Pittsburg County in the amount of $100.00.

WHEREAS, the Board of County Commissioners hereby accepts the donation on behalf of the Pittsburg County Sheriff, to be deposited into the Sheriff's Office Cemetery Mowing donation account 1235-2-0400-2210.

THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, Pittsburg County, do hereby accept the donation, to be deposited into the Sheriff's Office Cemetery Mowing donation account.

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:

HOPE TRAMMELL - CO. CLERK PITTSBURG COUNTY

CHAIRMAN ______________________

VICE-CHAIRMAN Ron Selan

MEMBER Mike Harper

COUNTY CLERK Hope Trammell

Board of County Commissioners, Pittsburg County

Charlie Rogers *District #1*	*Mike Haynes* *District #2*	*Ross Selman* *District #3*

April 28, 2025

Hope Trammell
Pittsburg County Clerk
115 E. Carl Albert Pkwy, Room 103
McAlester, OK 74501

RE: Bid No. 18, One (1) or more, Used Dozer(s)

Dear Mrs. Trammell,

Pittsburg County District #2 would like to accept the bid from Yellowhouse Machinery in the amount of $267,782.33. This machine had only 10 hours and comes with a five-year warranty and meets all other specifications.

I have chosen to use Option #1 and will purchase this dozer outright.

Should you have any questions, please feel free to contact me at your convenience.

Sincerely,

Mike Haynes
Commissioner

BID# 18

ONE (1) OR MORE, USED DOZER(S)

BID RECORD DOZER Dept: BOCC REQ: ________ DATE: ________ Opened: 4/21/2025	UNDER 5,500 HOURS	RIPPERS	CAB W/HEAT & AIR	LIMB RISERS	90 DAY FULL WARRANTY	MODEL YEAR	MODEL	BRAND NAME	BID PRICE	OPTION 2	FINANCING THRU	INTEREST RATE	24 MONTHS	36 MONTHS	48 MONTH	60 MONTH	72 MONTH	84 MONTH
KC FARM MACHINERY	2900	3 SHANK	X	X	no	2019	D65WX	KOMATSU	$ 155,600.00		LOCAL BANK	5.10%		$ 4,686.01	$ 3,602.48	$ 2,953.45		
KC FARM MACHINERY	5420	3 SHANK	X	X	no	2011	CAT	D6K XL	$ 123,300.00		LOCAL BANK	5.10%		$ 3,716.36	$ 2,857.03	$ 2,342.30		
KC FARM MACHINERY	3335	3 SHANK	X	X	no	2006	JD	650J XLT	$ 92,300.00		LOCAL BANK	5.10%		$ 2,785.73	$ 2,141.59	$ 1,755.76		
KIRBY SMITH	1305	3 SHANK	X	X	X	2024	KOMATSU	D51PX-24	$ 243,900.00		WELCH STATE BANK	5.32%, 5.51%				$ 4,645.83	$ 3,992.45	
KIRBY SMITH	3915	3 SHANK	X	X	X	2020	KOMATSU	D61EX-24	$ 188,600.00		WELCH STATE BANK	5.32%, 5.51%				3593.77%	3088.34%	
KIRBY SMITH	3801	3 SHANK	X	NO	no	2019	KOMATSU	D61PX-24	$ 161,500.00		WELCH STATE BANK	5.32%, 5.51%				$ 3,078.20	$ 2,645.28	
APEX EQUIPMENT	NO GOOD																	
CENTRAL POWER SYSTEMS	91	X	X	NO	X		DD100	DEVELON	$ 133,695.00		WELLS FARGO OR PNC	0%, 1.99%			$ 2,785.31	$ 2,342.79		
YELLOWHOUSE MACHINERY	1277	X	X		X	2019	700K	JD	$ 195,398.08		LOCAL BANK	5.10%	$ 8,604.06	$ 5,880.75	$ 4,520.86			
YELLOWHOUSE MACHINERY	5072		X	X	X	2019	700K	JD	$ 142,000.00		LOCAL BANK	5.10%	$ 6,258.73	$ 4,277.53	$ 3,288.45			
YELLOWHOUSE MACHINERY	10	X	X	X	X	2025	700L	JD	$ 267,782.33		LOCAL BANK					$ 5,051.61	$ 4,308.74	$ 3,779.59

APEX Equipment - Notary signed by did not seal

KC Farm Machinery included 90 day powertrain warranty, no full warranty

TISDAL & O'HARA
814 FRISCO AVENUE
P.O. BOX 1387
CLINTON, OK 73601

PHONE: (580) 323-3964

Page: 1
03/31/2025
Account No: 519

Pittsburg County
115 East Carl Albert Pkwy - Rm 101
McAlester OK 74501

Previous Balance	Fees	Expenses	Advances	Payments	Balance
Scissortail Energy					
3,632.50	0.00	4,936.25	0.00	-3,632.50	$4,936.25
PLE, Scissortail, and Petrolink					
4,017.50	2,493.75	1,852.50	0.00	-4,017.50	$4,346.25
7,650.00	2,493.75	6,788.75	0.00	-7,650.00	$9,282.50

PLEASE REMIT PAYMENT TO: P.O. BOX 1387, CLINTON, OK 73601

TO ENSURE PROPER CREDIT, PLEASE REFERENCE YOUR ACCOUNT NUMBER WITH PAYMENT

PLEASE MAKE CHECKS PAYABLE TO: "TISDAL & O'HARA, PLLC"

TISDAL & O'HARA
814 FRISCO AVENUE
P.O. BOX 1387
CLINTON, OK 73601

PHONE: (580) 323-3964

Pittsburg County
115 East Carl Albert Pkwy - Rm 101
McAlester OK 74501

Page: 1
03/31/2025
Account No: 519-09
Statement No: 30143

PLE, Scissortail, and Petrolink

Previous Balance $4,017.50

Fees

		Hours	Amount
03/03/2025 AD	[redacted]	[redacted]	
03/04/2025 AD	[redacted]	[redacted]	
03/10/2025 LA	[redacted]	[redacted]	
03/14/2025 LA	[redacted]	[redacted]	
03/17/2025 LA	[redacted]	[redacted]	
03/24/2025 LA	[redacted]	[redacted]	

Pittsburg County

PLE, Scissortail, and Petrolink

03/31/2025
Account No: 519-09
Statement No: 30143

			Hours	Amount
03/25/2025	LA	[redacted]	[redacted]	
03/27/2025	LA	[redacted]	[redacted]	
			[redacted]	[redacted]

Recapitulation

Timekeeper	Hours	Rate	Total
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

Expenses

04/21/2025	[redacted]	[redacted]
	[redacted]	[redacted]
	[redacted]	[redacted]

Payments

03/24/2025	[redacted]	[redacted]
04/17/2025	[redacted]	[redacted]
	[redacted]	[redacted]
	[redacted]	[redacted]

PLEASE REMIT PAYMENT TO: P.O. BOX 1387, CLINTON, OK 73601

TO ENSURE PROPER CREDIT, PLEASE REFERENCE YOUR ACCOUNT NUMBER WITH PAYMENT

PLEASE MAKE CHECKS PAYABLE TO: "TISDAL & O'HARA, PLLC"

McEntire Advisory PLLC
13701 S. Santa Fe Avenue, Suite B
Oklahoma City, OK 73170 US
carrie@mcentireadvisory.com
www.mcentireadvisory.com

INVOICE

BILL TO
Scissortail Energy v Pittsburg
County
13808 Wireless Way
United States
Oklahoma City, OK 73134
USA

INVOICE # 1662
DATE 04/21/2025
DUE DATE 05/21/2025
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	[redacted]		[redacted]	[redacted]	[redacted]

Thank you for your business. We accept credit cards, ACH and checks. Checks can be sent to 13701 S. Santa Fe Avenue, Suite B, Oklahoma City, OK 73170.

SUBTOTAL	[redacted]
TOTAL	[redacted]
BALANCE DUE	[redacted]

Pay invoice

TISDAL & O'HARA
814 FRISCO AVENUE
P.O. BOX 1387
CLINTON, OK 73601

PHONE: (580) 323-3964

Pittsburg County
115 East Carl Albert Pkwy - Rm 101
McAlester OK 74501

	Page:	1
		03/31/2025
	Account No:	519-06
	Statement No:	30142

Scissortail Energy

PRIVILEGED AND CONFIDENTIAL

	[redacted]	[redacted]
	Expenses	
04/01/2025	[redacted]	
	Total Expenses	[redacted]
	Total Current Work	[redacted]
	Payments	
04/17/2025	[redacted]	[redacted]
	Balance Due	[redacted]

PLEASE REMIT PAYMENT TO: P.O. BOX 1387, CLINTON, OK 73601

TO ENSURE PROPER CREDIT, PLEASE REFERENCE YOUR ACCOUNT NUMBER WITH PAYMENT

PLEASE MAKE CHECKS PAYABLE TO: "TISDAL & O'HARA, PLLC"

McEntire Advisory PLLC
13701 S. Santa Fe Avenue, Suite B
Oklahoma City, OK 73170 US
carrie@mcentireadvisory.com
www.mcentireadvisory.com

INVOICE

BILL TO
Scissortail Energy v Pittsburg
County
13808 Wireless Way
United States
Oklahoma City, OK 73134
USA

INVOICE # 1649
DATE 03/31/2025
DUE DATE 04/30/2025
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	[redacted]		[redacted]	[redacted]	[redacted]
	[redacted]		[redacted]	[redacted]	[redacted]

Thank you for your business. We accept credit cards, ACH and checks. Checks can be sent to 13701 S. Santa Fe Avenue, Suite B, Oklahoma City, OK 73170.

SUBTOTAL	[redacted]
TOTAL	[redacted]
BALANCE DUE	[redacted]

Pay invoice

District 18 Juvenile Mental Health Court
115 E. Carl Albert Pkwy
Room 201
McAlester, OK 74501
(918) 426-9575

Under One Roof
P.O. Box 1332
Eufaula, OK 74432
(918) 689-7505

Lease Agreement

This Lease Agreement (Agreement) is made between **The McIntosh County Youth & Family Resource Center, Inc., DBA Under One Roof (Lessor), a 501(c)(3) tax-exempt non-profit organization, located at 107 McKinley, Eufaula, Oklahoma** and **District 18 Juvenile Mental Health Court ("Tenant Partner").** The beginning date of this Agreement is **May 1, 2025**. If the beginning date is not the first day of the month, then the Contract Charges will be pro-rated for the initial, partial month, but the Agreement term will be calculated from the first day of the following month. This Agreement is for a term of **7** months terminating on **September 30, 2025.**

Office Package

1) Use of Office Space. During the term of this Agreement, Tenant Partner may have the exclusive use of the:

   Suite 11 of building located on Lots 3, 4, 5, 6, and 7, Block 31, City of Eufaula.

   See **Exhibit A** for floor plan, meeting rooms, and common areas included under this lease.

Monthly Rent

2) Rent Payment. Lessee agrees to pay a monthly rental of $ 300.00 per month or a total of $1,500.00 during the primary term of this lease. Rent is payable to Lessor; mail to P.O. Box 1332 Eufaula, Oklahoma, 74432. Rent checks are made payable to Under One Roof Center. Rent shall be paid on or before the last day of each month during the term of this lease or while lessee is in possession.

3)

a. Office Rental	**$ 300.**
b. Security Deposit	**$ 0**
c. Total Amount Due	**$ 300.**
Less Current Deposit on Account	**($0)**
Total Due upon Execution of Lease	**$ 300.**

Current deposit on account for **District 18 Drug Court** **-0-**

Security Deposit. The Security Deposit is payable in advance by Tenant Partner to Lessor. If Tenant Partner vacates before the expiration of its term, or if Tenant Partner commits any event of default (see below), then Lessor may retain the Security Deposit in partial satisfaction of its damages. When the Tenant Partner vacates the property, in accordance with the terms of the lease, the Security Deposit will be refunded, less any amounts needed to make repairs beyond normal wear and tear. Lessor will provide Tenant Partner with a detailed list of the costs of repairs made.

4) Additional Services. Lessor will provide wireless internet capability, regular maintenance, janitorial, landscaping, pest control and perimeter security for the building; these costs are included in the rent. The Rules and Regulations in Exhibit B describe events under which the Tenant Partner may be responsible for repairs.

Miscellaneous Restrictions Affecting Tenant

5) Use of Office and Common Area. Tenant Partner will use its space exclusively as an office. Tenant Partner will have use of the following common areas: hallways, rest rooms, and meeting rooms. Tenant Partner will not store or use anything which may create a fire or theft hazard, cause noise, create a noxious smell, use abnormal amounts of electricity, create a nuisance, cause an increase in Lessor's insurance premiums or cancellation of its insurance or offend Lessor or other clients. This property is a smoke free environment within 25 feet of the building. Other than a personal computer, desktop printer, copiers, facsimile machine or small desktop appliances, Tenant Partner will not bring any office equipment onto the premises without permission from Lessor.

6) Alterations. Tenant Partner will not make any alterations to its office unless it obtains prior written approval from Lessor.

7) Sublease. Tenant Partner may not sublease, assign or encumber the space used by it.

8) Reentry by Lessor.

   a) Lessor reserves the right to re-enter the Premises to inspect, to supply cleaning and any other service to be provided by Lessor to Tenant Partner under this lease, to show said Premises to prospective purchasers, mortgagees, funder or tenants, and to alter, improve or repair the Premises and any portion of the building, without abatement of rent, and may for that purpose erect, use and maintain scaffolding, pipes, conduits and other necessary structures and open any wall, ceiling or floor in and through the Building and Premises where reasonable required by the character of the work to be performed, provided entrance to the Premises shall not be blocked, and Lessor will use reasonable efforts not to interfere with Tenant Partner's business.

   b) Lessor shall at all times have and retain a key with which to unlock all of the doors in the Premises, excluding Tenant Partner's vaults and safes or special security areas (specified in advance), and Lessor will have the right to use any and all means to open any door in an emergency to obtain entry to any portion of the Premises. Any portion to which access cannot be had by means of a key in possession of Lessor, Lessor is authorized to gain access by such means that Lessor elects and the cost of repairing any damage will be borne by the Tenant Partner and paid to Lessor as additional rent on demand.

Claims Against Landlord

9) Damages. Lessor is not liable for any damage to personal property owned by Tenant Partner, its guests, customers, clients, invitees or visitors, unless the damage is caused by Lessor's own negligence, or that

of its employees. Additionally, Lessor will not be liable to Tenant Partner for any indirect, remote or consequential damages flowing from the breach hereof by Lessor.

10) Insurance.

a) Lessor will procure and maintain insurance on the physical improvements of the property.

b) Lessor strongly recommends Tenant Partner procures and maintains property insurance covering Tenant Partner's personal property.

c) Tenant Partner will procure and maintain Workmen's Compensation insurance as required by law.

d) Tenant Partner will provide Lessor any Certificates of Insurance before occupancy and annually thereafter.

11) Personal Injury. Lessor is not liable for personal injury suffered by Tenant Partner, its guests, customers, clients, invitees or visitors, unless injury is caused by Lessor's own negligence, or that of its employees.

12) Conversion. If Tenant Partner vacates the premises and leaves behind any personal property, files, or anything else, that property will be considered abandoned by Tenant Partner. If Tenant Partner defaults in the payment of sums due to Lessor, and Lessor changes the locks, removes Tenant Partner's property, or otherwise denies access to Tenant Partner, Lessor will not be guilty of conversion.

13) Indemnity. If a claim is made against Lessor because of some action or inaction of Tenant Partner or its guests, customers, clients, invitees or visitors, Tenant Partner will indemnify Lessor and hold it harmless from those claims. This indemnity includes not only the amount of any such claim, but also all of Lessor's costs in investigating and defending those claims, and a charge at the rate of $25.00 per hour for any time spent by Lessor's officers in dealing with those claims. Further, in the event that any of Lessor's employees travel off-premises at the request of Tenant Partner and that travel results in damages or exposes Lessor to liability, then Tenant Partner will indemnify Lessor and hold it harmless from any such claims or damages.

14) Waiver. If Lessor allows any default or variance in this Agreement, that will not constitute a waiver of its rights. No matter how many times Lessor allows the default or variance, or a variety of defaults or variances by Tenant Partner or others, it may still, without advance notice, require strict adherence to this Agreement or prohibit future variances. Nothing will change the term of the Agreement, or extend it, or add to it, unless in writing and signed by Lessor and Tenant Partner.

Expiration of Office Services Agreement

15) Renewal. No later than 60 days before the end of its Agreement, Tenant Partner must advise Lessor regarding renewal. Lessor may block renewal with 60 days' notice. If Tenant Partner does not advise Lessor otherwise by that time limit, then the Agreement may be continued for 60 days, at Lessor's option, under the same terms and conditions stated herein for the same agreement term.

16) Vacating. At the expiration of this Agreement, Tenant Partner will promptly vacate the premises in the same conditions as when first occupied by Tenant Partner, normal wear and tear accepted, turn in its keys, and provide Lessor with a forwarding address and telephone number.

Default

17) Events of Default. The following are Events of Default:

a) Monthly rent becoming past due;

b) Default in any other terms of this Agreement, but only if Lessor gives Tenant Partner written notice of the default, and Tenant Partner fails to cure the default within thirty (30) days of the notice. In the event of recurring default, Lessor will give Tenant Partner 30 days' notice to cure for the first event of default. Thereafter, Lessor need give Tenant Partner no notice of the same or a substantially similar default.

18) Remedies. On default, Lessor may choose any or all of the following remedies:

a) Terminate the Agreement;

b) Accelerate the Monthly rent reasonably discounted to present value, and demand all sums due immediately;

c) Take possession of all property in Tenant Partner's office or stored by Tenant Partner on the premises and store it, at Tenant Partner's expense, until taken in full or partial satisfaction of any lien or judgment;

d) Deny access to the office by Tenant Partner and deny use of any of the services; and

e) Lessor will provide assistance to Tenant Partner if in danger of default. Scope of assistance will be determined by both parties.

f) Any other remedies allowed by law.

19) Other Consequences of Default. In the event of default, Lessor may immediately cease providing Tenant Partner with any or all services

Miscellaneous Provisions

20) Lessor's Agents. The only persons having authority to act for Lessor, and to bind Lessor, are **Kim Woodruff.** Until and unless written notice is received from one of the above, no one else has any authority to act on behalf of Lessor.

21) Notices. Notice to the Tenant Partner must be given at the address of the office used by Tenant Partner, if at all possible. Notice to Lessor must be given at **P.O. Box 1332, Eufaula, OK 74432**. Notice must be by personal delivery, receipted, or by certified mail.

22) Ambiguities. Tenant Partner has had an opportunity to read this Agreement and ask questions. If Tenant later asserts any ambiguities in the Agreement, those ambiguities will be interpreted in favor of Lessor.

23) Returned Check. If a check is returned for any reason at all, Tenant Partner will pay an additional charge of $25.00 per returned check. If a check is returned, then, for the purposes of calculating late charges or events of default, it will be as if payment represented by the check had never been made.

24) Tenant Contact. The person specified/described here: **Tiffany Swango** is a Tenant Partner contact. In the event of a corporate dissolution, partnership dissolution, employee dismissal or resignation or internal Tenant Partner dispute, all mail, telephone messages, Tenant Partner property, etc. will be delivered to the Tenant Partner contact.

Contact information: Tiffany Swango (918) 424-2061 (personal cell) 115 E. Carl Albert Pkwy, Rm. 201 McAlester, OK 74501 (918) 426-9575 (office)

25) Mail Handling After Contract Expiration. At the expiration of this contract, it is Tenant Partner's responsibility to notify all persons of its new address.

ALL PARTIES HAVE READ THE ABOVE PAGES AND AGREE TO ALL TERMS AND PROVISONS

LESSOR: **Kim Woodruff, Executive Director, Under One Roof**

Kim Woodruff Date: 4/23/25

Lessor's Signature

TENANT PARTNER: **District 18 Juvenile Mental Health Court**

[illegible] Date: 4/28/25

Tenant Partner's Signature

EXHIBIT B

Rules and Regulations

1. No sign, placard, picture, advertisement, name or notice shall be installed or displayed on any part of the outside or inside of the Building without the prior written consent of the Lessor. Lessor shall have the right to remove, at Tenant Partner's expense and without notice, any sign installed or displayed in violation of this rule. All approved signs or lettering on doors and walls shall be printed, painted, affixed or inscribed at the expense of Tenant Partner. In addition, Lessor reserves the right to change from time to time the format of the signs or lettering and to require previously approved signs or lettering to be appropriately altered.

2. If Lessor objects in writing to any curtains, blinds, shades or screens attached to or hung in or used in connection with any window or door of the Premises, Tenant Partner shall immediately discontinue such use. No awning shall be permitted on any part of the Premises. Tenant Partner shall not place anything or allow to be placed against or near any glass partitions or doors or windows which may appear unsightly, in the opinion of the Lessor, from outside the Premises.

3. Tenant Partner shall not obstruct any sidewalks, halls, passages, exits, entrances, or steps of the Building. The halls, passages, exits, entrances, and steps are not for the general public, and Lessor shall in all cases retain the right to control and prevent access to the Building of all persons whose presence in the judgment of Lessor would be prejudicial to the safety, character, reputation and interests of the Building and its Tenant Partner provided that nothing contained in this rule shall be construed to prevent such access to persons with whom any Tenant Partner normally deals in the ordinary course of its business, unless such persons are engaged in illegal activities. No Tenant and no employee or invitee of any Tenant Partner shall go upon the roof of the Building.

4. The directory of the Building will be provided exclusively for the display of the name and location of Tenant Partners only and Lessor reserves the right to exclude any other names therefrom.

5. All cleaning and janitorial services for the Building and the Premises shall be provided exclusively through Lessor. Tenant Partner shall not cause any unnecessary labor by carelessness or indifference to the good order and cleanliness of the Premises. Lessor shall not in any way be responsible to any Tenant Partner for any loss of property on the Premises, however occurring or for any damage to any Tenant Partner's property by the janitor or any other employee or any other person.

6. Lessor will furnish Tenant Partner free of charge with two keys to each door in the Premises. Lessor may make a reasonable charge for any additional keys, and Tenant Partner shall not make or have made additional keys, and Tenant Partner shall not alter any lock or install a new or additional lock or bolt on any door of its Premises. Tenant Partner, upon the termination of its tenancy, shall deliver to Landlord the keys of all doors which have been furnished to Tenant Partner and in the event of loss of any keys so furnished, shall pay Lessor therefore.

7. If Tenant Partner requires telegraphic, telephonic, burglar alarm or hardwired internet connection capability or similar services, it shall first obtain, and comply with, Lessor's instructions in their installation.

8. Tenant Partner shall not excessively waste electricity, water or air conditioning.

9. Tenant Partner shall close and lock the doors of its Premises and entirely shut off all water faucets or other water apparatus and electricity, gas or air outlets before Tenant and its employees leave the

Premises. Tenant Partner shall be responsible for any damage or injuries for noncompliance with this rule sustained by other Tenant Partners or occupants of the Building or by Lessor.

10. The toilet rooms, toilets, urinals, wash bowls and other apparatus shall not be used for any purpose other than that for which they were constructed, no foreign substance of any kind whatsoever shall be thrown into any of them, and the expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the Tenant Partner who, or whose employees or invitees, shall have caused it.

11. Tenant Partner shall not install any radio or television antenna, satellite dish, loudspeaker or other device on the roof or exterior walls of the Building without permission of Lessor. Tenant Partner shall not interfere with radio or television broadcasting or reception from or in the Building or elsewhere.

12. Except as approved by Lessor, Tenant Partner shall not mark, drive nails, screw or drill into the partitions, woodwork or plaster or in any way deface the Premises. Tenant Partner shall not cut or bore holes for wires. Tenant Partner shall not affix any floor covering to the floor of the Premises in any manner except as approved by Lessor. Tenant Partner shall repair any damage resulting from noncompliance with this rule.

13. Tenant Partner shall not install, maintain or operate upon the Premises any vending machine.

14. Tenant Partner shall store all its trash and garbage in the approved receptacles at designated areas. Tenant Partner shall not place in any trash box or receptacle any material which cannot be disposed of in the ordinary and customary manner of trash and garbage disposal. All garbage and refuse disposal shall be made in accordance with directions issued from time to time by Lessor.

15. No cooking shall be done or permitted by any Tenant Partner on the Premises, except with the Underwriters' Laboratory (UL) approved microwave oven or equipment for brewing coffee, tea, hot chocolate and similar beverages shall be permitted provided that such equipment and use is in accordance with all applicable federal, state and city laws, codes, ordinances, rules and regulations and does not cause odors objectionable to Lessor or other Tenant Partners of the Building.

16. Lessor may waive any one or more of these Rules and Regulations for the benefit of any particular Tenant Partner or Partners, but no such waiver by Lessor shall be construed as a waiver of such Rules and Regulations in favor of any other Tenant Partner or Partners, nor prevent Lessor from thereafter enforcing any such Rules and Regulations against any or all of the Tenant Partners of the Building.

17. Lessor reserves the right to make such other and reasonable rules and regulations as in its judgment may from time to time be needed for safety and security, for care and cleanliness of the Building and for the preservation of good order in and about the Building. Tenant Partner agrees to abide by all such rules and regulations.

18. No smoking shall be permitted anywhere on the property including common areas and parking lot within 25 feet of building.

19. Tenant Partner shall be responsible for the observance of all the foregoing rules by Tenant Partner's employees, agents, clients, customers, invitees and guests.

20. Conference Room use by Tenant Partner requires sign-up on the provided calendar and the number in attendance. Conference Room shall be left in a clean and orderly fashion.

21. Donations left in any part of Under One Roof, whether left on the front porch, by the back doors, or inside the building, have been donated to Under One Roof and must, by law, undergo specific processing by the staff of Under One Roof. No Tenant Partner or their clientele, shall go through or remove any part of these donations; to do so would be stealing. These donations are for the betterment of all who are housed in Under One Roof and are given for that purpose. Please speak to the Under One Roof management if you have questions surrounding these donations.